



17 S 1ST ST, ALHAMBRA, CA 91801  
VALUE-ADD MIX-USED PROPERTY NEXT TO CITY HALL



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# CONFIDENTIALITY & AGREEMENT



Sperry Commercial Global Affiliates, LLC operates a commercial real estate business and is an affiliate or franchisee ("Affiliate") of Sperry Commercial Global Affiliates, LLC Global Affiliates, LLC ("SperryCGA"). Sperry Commercial Global Affiliates, LLC is independently owned and operated. Sperry Commercial Global Affiliates, LLC and the owner ("Owner") of the property referenced herein ("Property") present this Confidential Offering Memorandum ("Memorandum") to assist the recipient(s) ("You" or "Your") in evaluating the Property and it is intended solely for Your limited use in determining whether you desire to acquire the Property. This Memorandum contains brief, selected information pertaining to the Property and should not be considered all-inclusive or permanent. The information in this Memorandum has been obtained from sources believed to be reliable, but Sperry Commercial Global Affiliates, LLC and SperryCGA have not verified it and Owner, Sperry Commercial Global Affiliates, LLC and SperryCGA do not make any guaranty, warranty or representation, express or implied, as to the accuracy or completeness of this Memorandum or the information contained herein.

You should independently verify each item of information in this Memorandum and have the same reviewed by your tax or investment advisor and/or legal counsel. This Memorandum and any communications You may have with Sperry Commercial Global Affiliates, LLC, SperryCGA and/or Owner and their respective officers, brokers, agents or employees regarding this Memorandum or the Property does not in any way constitute any legal, investment or tax advice to You. All assumptions, projections, estimates and/or opinions in this Memorandum are provided as examples only and all information is subject to change, error, omissions and/or withdrawal without notice. Any references in the Memorandum to area, height, acreage, building or premises size or square footage are approximations only and should be independently verified by You. Any references in the Memorandum to any lease or tenant information, including without limitation the premises, rental rates, rent escalations, common area expenses, percentage rents and lease maturities should be independently verified by You. You should conduct your own investigations and due diligence of the Property, including without limitation environmental and physical condition inspections and reach your own conclusions regarding the suitability of the Property for investment.

Sperry Commercial Global Affiliates, LLC, SperryCGA and Owner assume no responsibility for the accuracy or completeness of any information in this Memorandum. Sperry Commercial Global Affiliates, LLC and Owner expressly disclaim any implied or expressed warranties of merchantability, fitness for a particular purpose or non-infringement of intellectual property relating to this Memorandum. In no event shall Sperry Commercial Global Affiliates, LLC, SperryCGA or Owner be liable for any damages resulting from the reliance on or use of any information in this Memorandum, including but not limited to direct, special, indirect, consequential or incidental damages.

By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature, will be held in the strictest confidence and shall be returned to Sperry Commercial Global Affiliates, LLC upon request; (b) You shall not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of Sperry Commercial Global Affiliates, LLC or Owner; and (c) You understand and agree that Sperry Commercial Global Affiliates, LLC represents Owner and not You and (iv) this Memorandum and this information contained therein shall not be used by You in any way that is detrimental to Owner, Sperry Commercial Global Affiliates, LLC or SperryCGA. Neither Sperry Commercial Global Affiliates, LLC, SperryCGA nor Owner shall have any obligation to pay any commission, finder's fee, or any other compensation to any broker or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed confidentiality agreement from such persons and providing a copy of such agreement to Sperry Commercial Global Affiliates, LLC.

The Owner expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to Purchase or Lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice which may arise as a result of review of the Memorandum.

The Owner shall have no legal commitment or obligation to You or any person or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property that are satisfactory to Owner in its sole and absolute discretion have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

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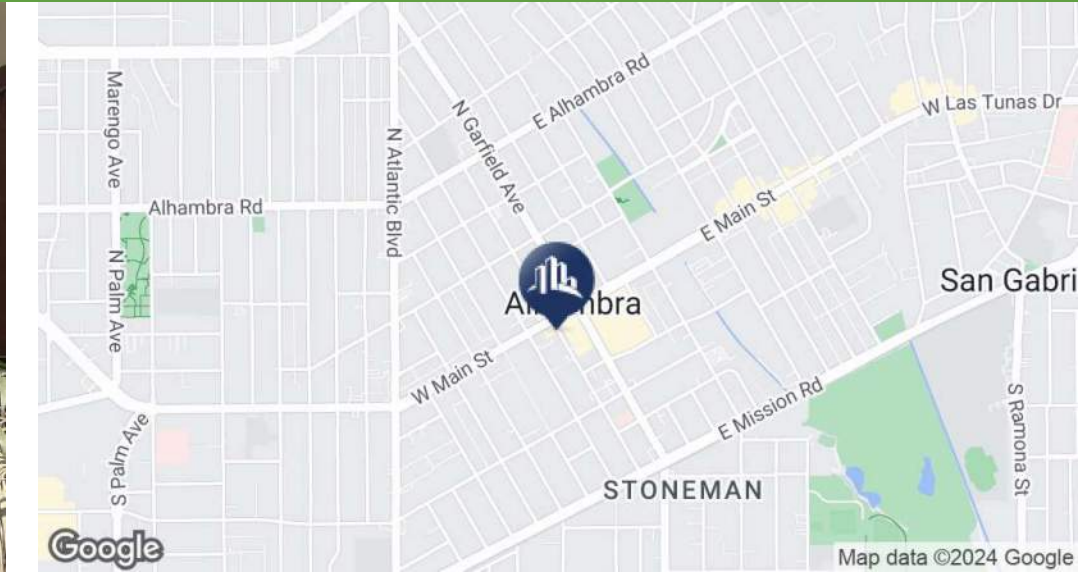
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# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$5,500,000
Gross Leasable Area:	15,536 SF
Lot Size:	7,749 SF
Number of Units:	1
Price / SF:	\$354
Cap Rate:	4.8%
Proforma Cap Rate:	7.6%
NOI:	\$264,000
Year Built:	1929
Renovated:	2022
Zoning:	ALCBD/DRD

## PROPERTY OVERVIEW

This property presents a great opportunity for both owner occupancy or investment, located in a prime area of Alhambra. The current tenant has been operating a dancing club with 47 liquor licenses for many years. Prospective buyers have the option to either occupy the property themselves or seek a new tenant who can make more effective use of the space and pay a higher rent. The property is conveniently situated within walking distance of city hall, the police department, a parking structure, the Post Office, a high school, churches, and popular restaurants such as Gen Korean BBQ, Boiling Crab, and Starbucks.

## PROPERTY HIGHLIGHTS

- Prime Location within walking distance to city hall, police department, and restaurants
- Buyers can either occupy the property themselves or find a new tenant who will utilize it more effectively and pay a higher rent
- Nice and private patio seatings
- Ample Parking
- High-ceilinged lobby leading to a spacious ballroom
- A fully equipped commercial kitchen

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EXECUTIVE SUMMARY // 3



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# PROPERTY DESCRIPTION



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This property presents a great opportunity for both owner occupancy or investment, located in a prime area of Alhambra. The current tenant has been operating a dancing club with 47 liquor licenses for many years. Prospective buyers have the option to either occupy the property themselves or seek a new tenant who can make more effective use of the space and pay a higher rent. The property is conveniently situated within walking distance of city hall, the police department, a parking structure, the Post Office, a high school, churches, and popular restaurants such as Gen Korean BBQ, Boiling Crab, and Starbucks.

## LOCATION DESCRIPTION

The property is conveniently situated within walking distance of city hall, the police department, a parking structure, the Post Office, a high school, churches, and popular restaurants such as Gen Korean BBQ, Boiling Crab, and Starbucks.

Discover the vibrant and bustling neighborhood surrounding this prime mixed-use property in Alhambra, CA. Located in the heart of the city, the area offers a dynamic mix of diverse retail options, popular dining establishments, and a rich cultural scene. Nearby attractions such as the Alhambra Place Shopping Center, Main Street Alhambra, and the historic Mission District draw a steady flow of foot traffic and provide ample opportunities for retail and street retail investment. With a strong sense of community and a growing consumer base, the location presents an exciting prospect for purchasers looking to capitalize on the thriving local market.

## INTERIOR DESCRIPTION

The mixed-use building features a high-ceilinged lobby leading to a spacious ballroom, modern spec offices with large windows, a fully equipped commercial kitchen, and a functional basement with ample storage

## PARKING DESCRIPTION

rear park lot and public parking structure cross street

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**PROPERTY DESCRIPTION // 4**



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# COMPLETE HIGHLIGHTS



## PROPERTY HIGHLIGHTS

- Prime Location within walking distance to city hall, police department, parking structure, and restaurants
- Buyers can either occupy the property themselves or find a new tenant who will utilize it more effectively and pay a higher rent
- 7.6% Proforma Cap based on \$2.25 NNN market rent.
- Nice and private patio seatings
- Ample Parking
- High-ceilinged lobby leading to a spacious ballroom
- A fully equipped commercial kitchen
- A dancing club with 47 liquor licenses may be for sale



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COMPLETE HIGHLIGHTS // 5



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# ADDITIONAL PHOTOS



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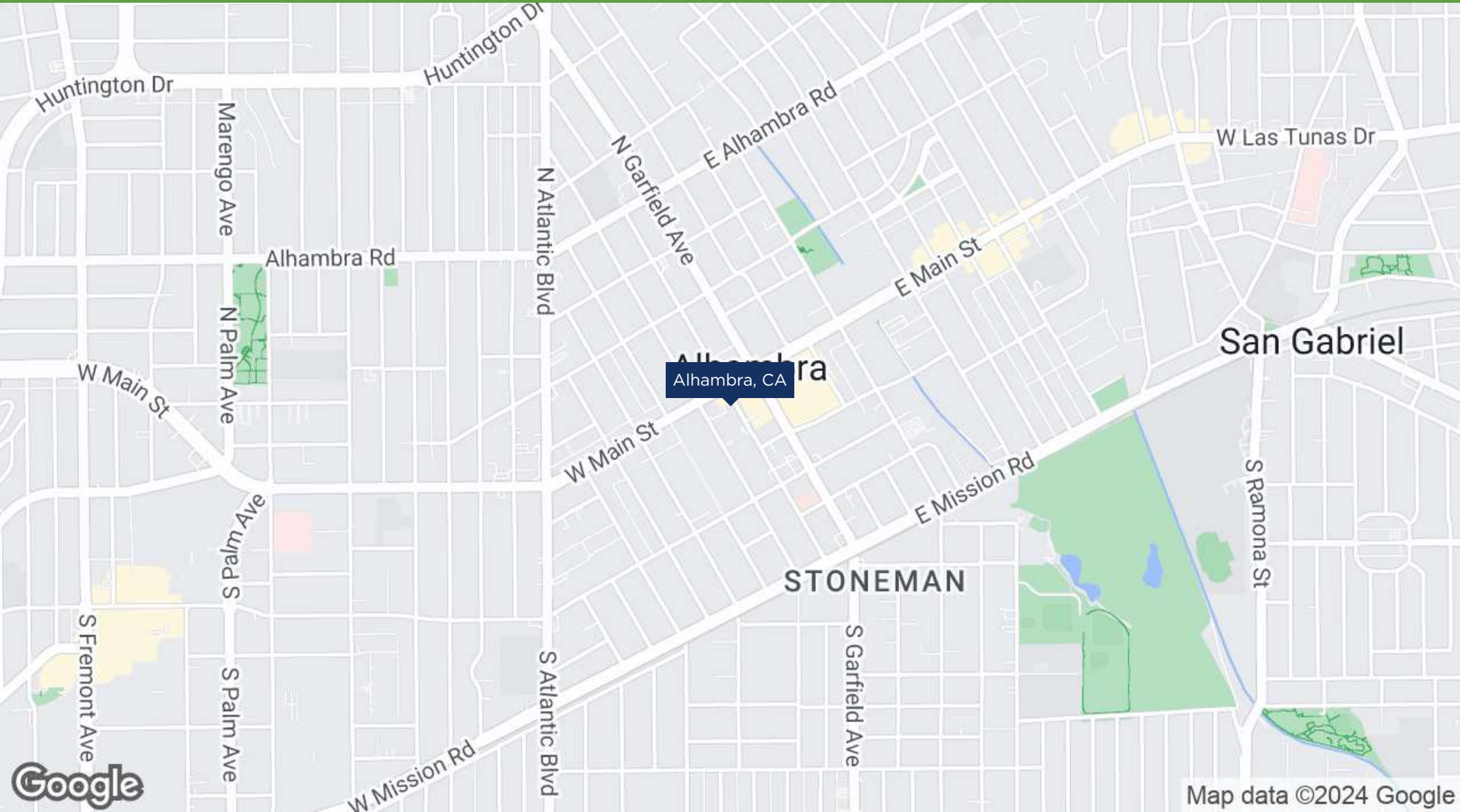
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ADDITIONAL PHOTOS // 6



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# REGIONAL MAP



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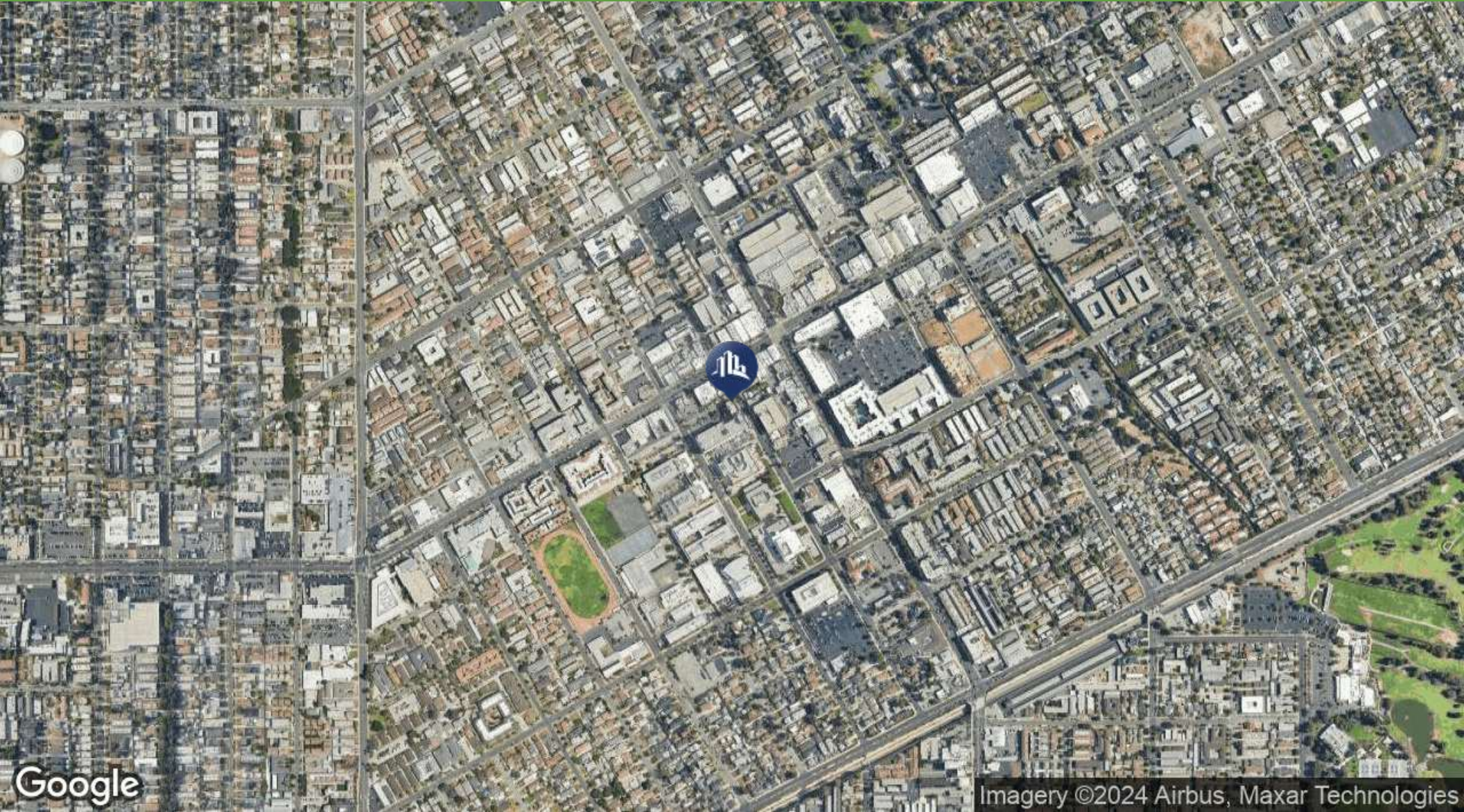
REGIONAL MAP // 7



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# AERIAL MAP



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AERIAL MAP // 8



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# FINANCIAL SUMMARY

## INVESTMENT OVERVIEW

Price	\$5,500,000
Price per SF	\$354
CAP Rate	4.8%
Cash-on-Cash Return (yr 1)	- %
Total Return (yr 1)	-
Debt Coverage Ratio	-

## OPERATING DATA

Gross Scheduled Income	-
Other Income	-
Total Scheduled Income	-
Vacancy Cost	-
Gross Income	-
Operating Expenses	-
Net Operating Income	\$264,000
Pre-Tax Cash Flow	-

## FINANCING DATA

Down Payment	-
Loan Amount	-
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-

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FINANCIAL SUMMARY // 9



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# DEMOGRAPHICS REPORT

	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>3 MILES</b>
Total population	14,726	42,944	252,551
Median age	43	43	43
Median age (Male)	41	41	42
Median age (Female)	44	44	44
Total households	5,972	16,436	88,700
Total persons per HH	2.5	2.6	2.8
Average HH income	\$96,928	\$105,932	\$121,610
Average house value	\$883,787	\$946,034	\$1,071,900

\* Demographic data derived from 2020 ACS - US Census

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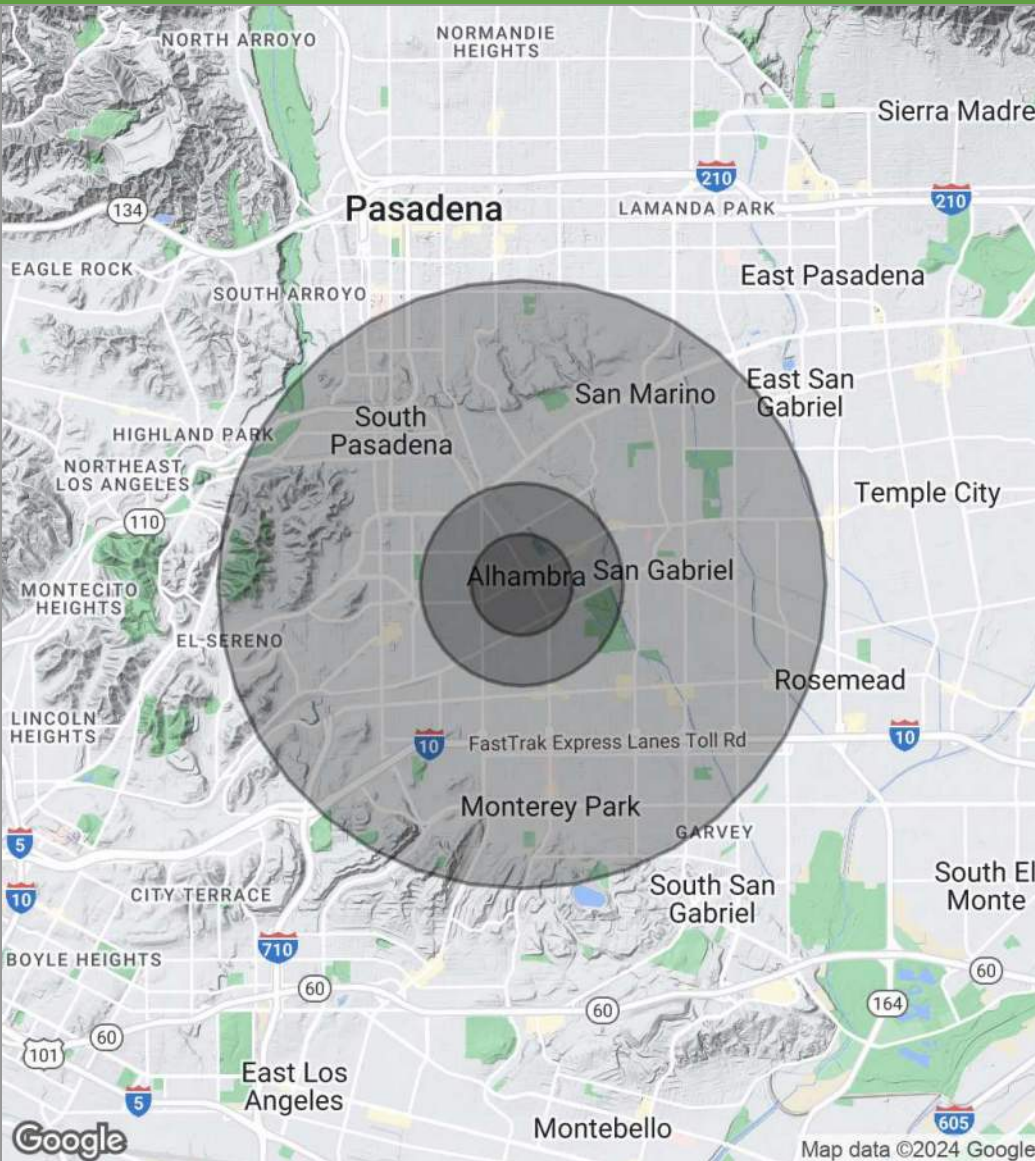
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**DEMOGRAPHICS REPORT // 10**



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# DEMOGRAPHICS MAP



POPULATION	0.5 MILES	1 MILE	3 MILES
Total population	14,726	42,944	252,551
Median age	43	43	43
Median age (Male)	41	41	42
Median age (Female)	44	44	44
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	3 MILES
Total households	5,972	16,436	88,700
# of persons per HH	2.5	2.6	2.8
Average HH income	\$96,928	\$105,932	\$121,610
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DEMOGRAPHICS MAP // 11

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# ADVISOR BIOS



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ADVISOR BIOS OFFICE PAGE // 12



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# ADVISOR BIOS

## LEO BIO & CONTACT

### LEO GAO, CCIM

Principal



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Diamond Bar, CA 91765  
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leo.gao@sperrycga.com  
CalDRE #01409769

### PROFESSIONAL BACKGROUND

Leo Yong Gao, CCIM, CM&AA, serves as the Principal of SERRY - Hebron Equities, a prominent full-service commercial real estate company and a member of SPERRY, which is one of the top-ranking national commercial services and investment firms in the United States. Holding the prestigious Certified Commercial Investment Member (CCIM) designation, Mr. Gao is widely recognized as an esteemed expert in the field of commercial real estate investment.

Having amassed extensive experience in the commercial real estate industry, Mr. Gao's successful track record includes handling sale and lease transactions with a cumulative value of over \$200 million in commercial income properties over the past years. Notably, he has served as Chair of SPERRY National Industrial Specialty Group.

### BUSINESS FOCUS

- The lease and sale of industrial properties. Mr. Gao and his National Industrial Specialty Group have done industrial property transactions with over 12 Million square feet.
- The Investments include retail, apartments, and offices.

### PERSONAL CREDENTIALS

- CCIM, Certified Commercial Investment Member. The CCIM lapel pin denotes that the wearer has completed advanced coursework in financial and market analysis, and demonstrated extensive experience in the commercial real estate industry. CCIM designees are recognized as leading experts in commercial investment real estate
- SPERRY National Industrial Group Chair
- CM&AA, M&A Advisor certified by The Alliance of Merger & Acquisition Advisors, which is the most advanced credential illustrating the highest recognized standards of professional excellence for middle market corporate finance, advisory, and transaction service professional
- Multiple-time Recipient Of The "Top 10 Producer Award" among hundreds of SPERRY commercial brokers nationwide

### COMPANY PROFILE

SPERRY is one of the top-ranking national commercial services and investments companies in the U.S. with 60 offices nationwide. SPERRY has built a national investment and asset management platform of over 10 million square feet of commercial properties, with more than \$1 Billion of Assets Under Management (AUM).

### MEMBERSHIPS & AFFILIATIONS

CCIM, Certified Commercial Investment Member.

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**LEO BIO & CONTACT // 13**



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## INVESTING WITH PEOPLE WHO CARE

# Equity Investments

### Our Values

**Accountability:** We set clear, attainable goals and monitor progress to ensure achievement.

**Responsiveness:** We respond quickly to all our constituents by doing what we do best.

**Fun:** We enjoy motivating each other & sharing a fun work environment.

**Integrity:** We maintain the highest moral and professional standards and honor our word in our relationships.

**Reliability:** Our customers can depend on us for consistent, high quality service. Our employees can count on us to be fair, honest and direct.

### Who We Are

Sperry Equities is a full-service commercial real estate investment company, specializing in the repositioning of underperforming real estate throughout the nation. For over 30 years, our principals have created value & wealth by purchasing over \$1.5 Billion in distressed assets, generating annual returns of 20%-30%.

Our business mode is centered on the belief that our clients' interests come first. We don't make money until they do. It's our aggressive leasing & dedicated property management that builds our portfolio's value & our investors' wealth.

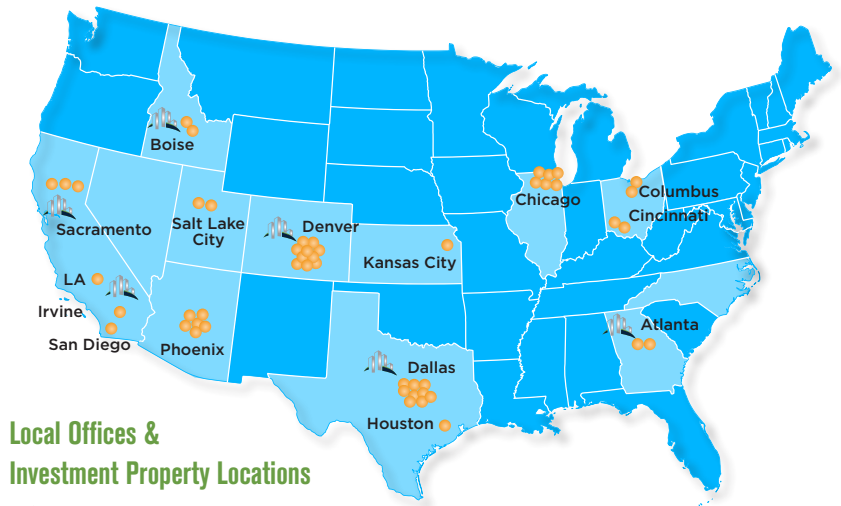
### Acquisition Criteria

#### Industrial & Flex

- Class A and B properties in major metropolitan areas.
- Multi-tenant, retail, industrial & flex/office business parks.
- Value added opportunities with potential cash flow growth.

#### Retail

- Value-add opportunities with up-side & cash flow.
- Properties with National tenants only.



#### Local Offices & Investment Property Locations

-  Office Locations
-  Equities Owned